

REAL ESTATE NEWS, NOTES AND GOSSIP

Plan 16 Story Business Bldg.
on Newly Acquired Site on
West 40th Street.

As a site for a sixteen story commercial building an unnamed builder has purchased from the Greenwich Savings Bank 208 to 216 West Forelleth street, between Seventh and Eighth avenues. The site is now covered by five four story dwellings. It fronts 71.3 feet and is 93.9 feet deep. Waddell & Martin and Frederick Fox & Co. were the brokers in the transaction.

BUY 375 CENTRAL PARK WEST.

Charles Wynne and Louis H. Low have purchased from the H. G. Corporation 375 Central Park West, a seven story elevator apartment house, 50x100, rented for \$20,000. Byrne & Bowman were the brokers. Mr. Wynne also purchased with James H. Cruikshank from the Cedarhurst Realty Holding Company the six story

elevator apartment house, known as the "Cedarhurst," at 241 and 243 West 111th street, 50x100, valued at \$85,000. Harry Sugarman was the broker.

MARAN AND LEWINE BUSY.

Ely Maran and Irving I. Lewine have sold the northeast corner of Amsterdam avenue and 135th street, a seven story apartment house, 56x100, renting for \$19,000; also 1830 Washington avenue, in The Bronx, a six story apartment house, 46x100, renting for \$10,000. Ely Maran also sold to a realty company 354 Sherman avenue, a five story flat, 42x108, renting for \$9,500, through H. F. Hyman.

MR. MARAN PURCHASED 1971 MAPES AVENUE.

Mr. Maran purchased 1971 Mapes avenue, a five story flat, 46x109, near Tremont avenue, renting for \$8,000.

BUYS THE TACOMA.

David H. Van Dam has purchased from H. W. Genserich the Tacoma, a six story elevator apartment house at 1384 to 1370 St. Nicholas avenue, on a plot 100x100, between 178th and 179th streets. The structure was held at \$250,000 and rents for about \$35,000 a year.

A. H. PERLES JOINS SPEAR FIRM

A. H. Perles, who for the last twenty years has been associated with the administrative department of M. & L. Hess, Inc., is now connected with Spear & Co., Inc., as general manager. Mr. Perles is a recognized authority on the preparation of leases.

WILL SELL GLEN COVE ACREAGE AT AUCTION

Exclusive Club Section to Be
Disposed Of Oct. 23.

An opportunity to buy acreage at auction in the exclusive sections of Glen Cove and Glen Head in Nassau county will be given to the public on October 23 at noon when the Jere Johnson Jr. Company, auctioneers, will sell for the estate of Thomas L. Watt four large parcels in the vicinity of the North Shore, Nassau County, Piping Rock and Engineers' Country clubs. The sale will be held in the Vesey street salesrooms.

Two of these tracts—one containing fifty-one and a quarter acres and the other twenty-six acres—are between the Glen Head and the Sea Cliff stations on the Oyster Bay branch of the Long Island Railroad, extending back to and fronting on Cedar Swamp road, which is the main highway from Glen Cove to Jericho. The remaining two parcels, containing respectively twenty-six and three-quarters and thirteen and one-quarter acres, are on Glenwood avenue, Glen Head, running back to the land of the North Shore (Glenwood) Country Club, the grounds of which extend to the frontage of Homestead Harbor. A short distance north of the parcels to be sold is the trolley line that operates between Cedar Swamp road and

Hempstead Bay and which connects with the Long Island Railroad at the Sea Cliff station. In addition to being close to the Glen Head station of the Long Island Railroad the neighborhood of the parcels to be sold is easy of access also from the Sea Cliff, Glen Cove and Locust Valley stations. Property in this exclusive residential and country club section of Nassau county seldom finds its way into the auction market and has been greatly in demand in recent years. Sixty per cent. of the purchase price may remain on mortgage and buyers will obtain title in about sixty days.

\$200,000 LEASE BY SHIRT CO.

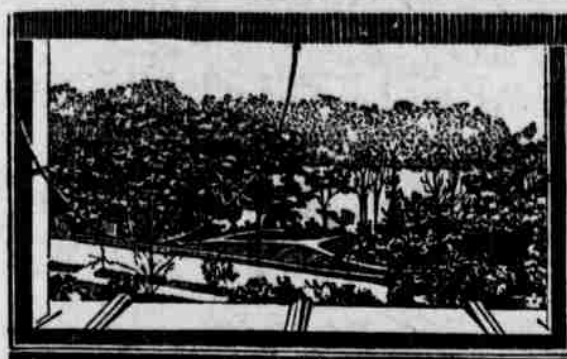
Charles F. Noyes Company has negotiated another important lease for the United Shirt Shops, Inc. For Robert E. Simon, the Noyes Company has leased 117 West Thirty-third street for 21 years at an aggregate rental of approximately \$200,000. The United Shirt Shops will make extensive improvements to the building and occupy part of the ground floor for its own purposes and sublet the balance of the property through the Noyes Company. This is the seventeenth location that the United Shirt Shops have secured recently, their last lease being the southwest corner of Forty-second street and Seventh avenue, which was secured through the Charles F. Noyes Company from the United Cigar Stores Company at a rental of \$16,000 per annum.

REAL ESTATE AT AUCTION.

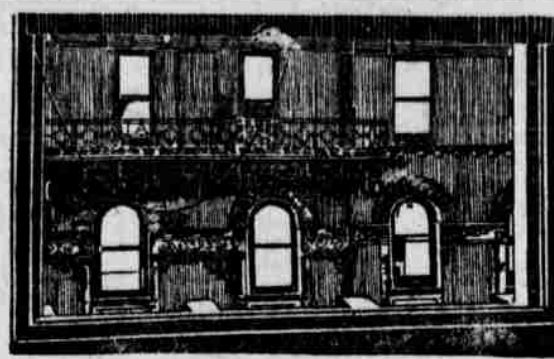
REAL ESTATE AT AUCTION.

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View when you live opposite a park.



View when you live on a side street.



42nd Street, opposite Bryant Park, changing from residence to business.



42nd Street, opposite Bryant Park, to-day.

ARE YOU A CLEVER MAN?

CAN YOU SEE A FEW YEARS AHEAD?

These Lots, on 42nd Street,

Between 5th and 6th Aves., Opposite Bryant Park

were sold at auction for \$1400 to \$2200 each.

THEY DEVELOPED FOR RESIDENTIAL PURPOSES

and became worth \$25,000 to \$50,000 each.

TODAY THEY ARE BUSINESS PROPERTY AND WORTH

\$250,000 to \$300,000 each.

BROADWAY OPPOSITE VAN CORTLANDT PARK

WILL DEVELOP IN TIME IN EXACTLY THE SAME WAY

YOU SHOULD THEREFORE buy a few lots at this sale, put a taxpayer on them
or use them for dwelling purposes.

GET AN IMMEDIATE INCOME FROM THEM

AND NEVER SELL THEM

NO MATTER WHAT PROFIT YOU ARE OFFERED

KEEP THEM FOR YOUR OLD AGE

AND HAVE SOMETHING WORTH WHILE TO LEAVE YOUR CHILDREN

249 LOTS on Broadway will be sold

between 242nd St. and 256th St. and Intersecting Streets,

Opposite Van Cortlandt Park, together with 24 Buildings

At an absolute AUCTION SALE of the Van Cortlandt Property

Tuesday, October 14th, at 12 o'Clock

Titles Insured by Lawyers Title & Trust Co.

AT THE REAL ESTATE EXCHANGE

14 VESEY STREET

75% can remain on mortgage

To reach the property—take West Side Broadway Subway to 242nd Street and get out at property.

Send for particulars to J. CLARENCE DAVIES, 149th St. & 3rd Ave. or 32 Nassau St.

BRYAN L. KENNELLY, 156 Broadway, Auctioneers.

Immediate Income

If you want to buy vacant lots and grow up with the country and make money in the long run, I have a few good ones in this Crimmins Estate Sale, but that is not the main point.

We have lots of other lots in this sale, but they have been improved by a shrewd investor and reliable contractor, the late John D. Crimmins, who knew how to build substantially and lastingly.

Therefore, if you want income at once and do not want to wait for profits, by growing up with the country, or if you want to be your own landlord in a good private house, or to buy at your own price a small moving picture theatre for speculation and IMMEDIATE PROFITS, or modern flats built at pre-war prices which will bring in IMMEDIATE PROFITS, or a subway station corner that will bring in IMMEDIATE PROFITS, take time to go over this list of Crimmins Estate improved properties.

Visit them—and buy them at your own price, with a first mortgage of 70 per cent., and begin to "cash in" from the very day you take title.

Bear this in mind. Every one of these valuable properties must be sold for whatever you pay for them.

Apartment Houses

Private Dwellings

Motion Picture Theatre

A Garage

One Story Taxpayers

Subway Station Corners

TO CLOSE THE

Estate of John D. Crimmins

By instructions from the Crimmins Operating Co.

Absolute Auction Sale

TUESDAY, OCTOBER 21st,

At 12 o'Clock Noon, in the Real Estate Salesroom, 14 Vesey St., N. Y. C.

MANHATTAN AND BRONX

Improved Properties

1037 TO 1043 3d AVE., bet. 61st & 62d Sts.
Four 5-story brick tenements and stores; to be sold separately. Sizes, about 21 x 100.

225 E. 67th ST., bet. 2d and 3d Aves.
Three-story garage, flat and workshop; 27.6 x 100.10.

3747-65 THIRD AVE.
One-story motion picture theatre, with stores. Size, 192 x 159.76.

S. W. COR. LENOX AVE. & 145TH ST.
Three-story brick hotel, Dolphin Hotel, 50 x 99.11.

N. E. COR. BROOK AVE. & 156TH ST.
Four-story tenement and stores.
26.98 x 119.41 x irreg.

3777 THIRD AVE. (BRONX), Near 171st St.
Size, 50 x 162 x irreg. 5-story tenement, with stores.

Private Houses

253-57-59-61 W. 113TH ST., bet. 7th and 8th Aves.
Four 3-story brick dwellings; to be sold separately. Size, 18 x 100.11.
243 E. 57TH ST., bet. 2d and 3d Aves. Four-story dwelling; 16.8 x 100.5.

Manhattan Vacant Properties

LENOX TO SEVENTH AVE.
58 LOTS in block bounded by 144th-145th Sts.
To be sold separately.

N. E. COR. 96TH ST. & 1ST AVE.
Large vacant plot; size, 100.11 x 168.

Bronx Vacant Properties

BLOCK FRONT EAST SIDE LAFAYETTE AVE.
31 LOTS Manila to Coster Street
Sold separately.

EAST SIDE OF HOLLYWOOD AVE.
125 feet north of La Salle Ave. Vacant plot, 50 x 100.

N. E. COR. WEST 174TH ST. & NELSON AVE.
Vacant Triangle Plot, 135 x 80.

N. W. CORNER MACOMBS ROAD & FEATHERBED LANE
Vacant Plot, 183 x 143 x 100.

Long Island City Improved Properties

20 Minutes from 42nd Street, 5c. Fare
566 & 568 STEINWAY AVE.
& 27 WILSON AVE.
S. E. cor. Wilson Ave., three 4-story tenements, with stores; size of plot, 60 x 135; to be sold separately.

277 13TH AND 15 CRESCENT ST.
Two 5-story tenements, with stores. Sold separately. Size of plot, 92 x 66 x irreg.

358 & 362 ASTORIA FLUSHING AVE.
Adj. N. W. cor. 11th Ave., two 4-story tenements, with stores; to be sold separately. Size, 39 x 100 each.

545, 565 & 569 11TH AVE.
No. 545, N. E. cor. Wilson Ave.; four-story apartment, 27.6 x 100; No. 565, adj. N. W. cor. Astoria Ave., four-story apartment, 25 x 94.5; No. 569, N. W. cor. 11th Ave., four-story apartment, 21 x 116. Sold separately.

29 WILSON AVE.
Apartment, 38.5 x 100 x irreg.; No. 39, N. E. cor. 11th Ave., four-story apartment. Plot. Size, 142 x 100.

Hon. Morgan J. O'Brien

Col. Thomas Crimmins } Executors

Cyril Crimmins, Esq.

Richard R. Costello, Esq., Attorney

60% May Remain on 5%

65% Mortgage for 5½%

70% Three Years 6%

New York Title & Mortgage Co.

Policies Free

Send for Bookmap

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New York City

Telephone
Rector 6500

Joseph Day
Auctioneer